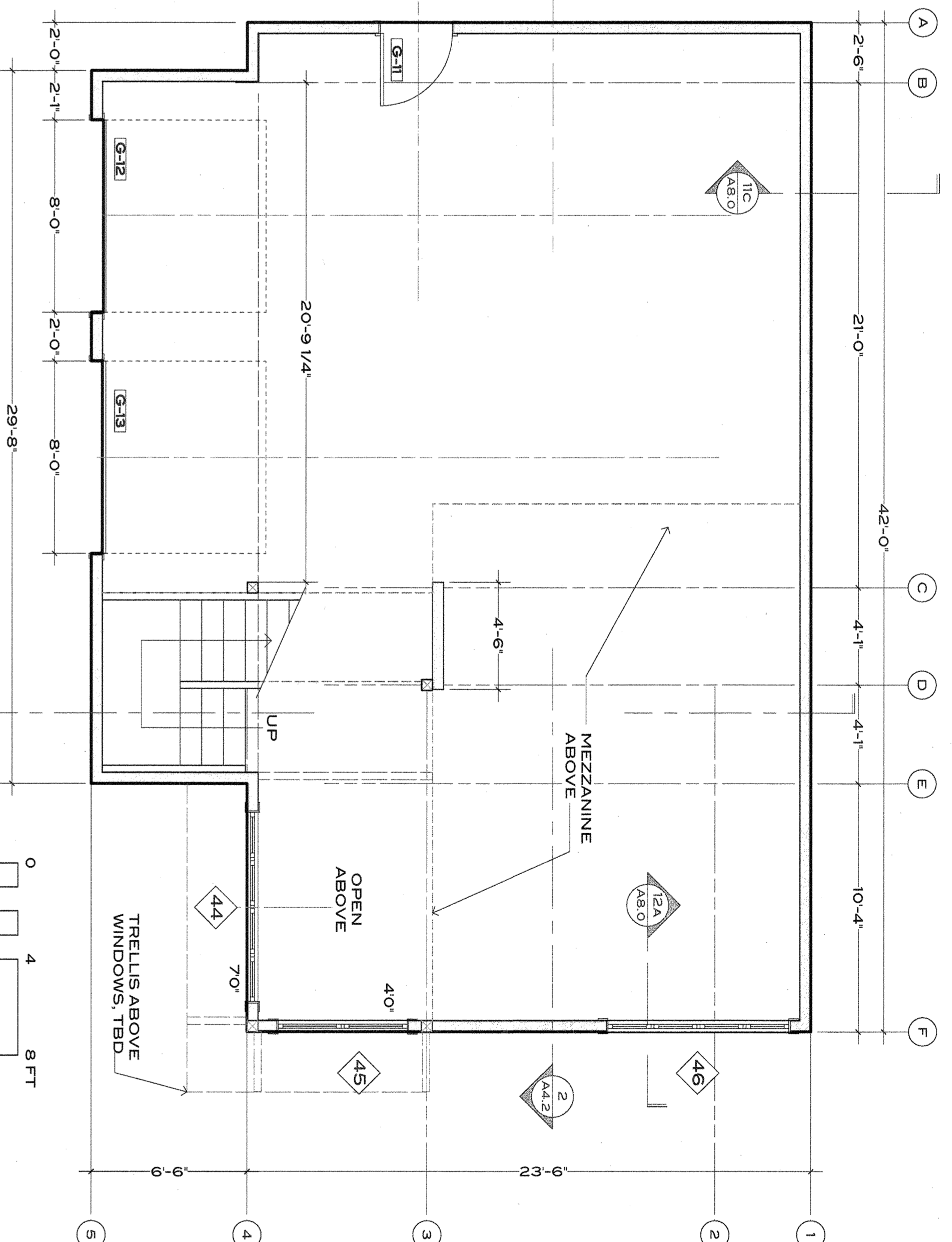
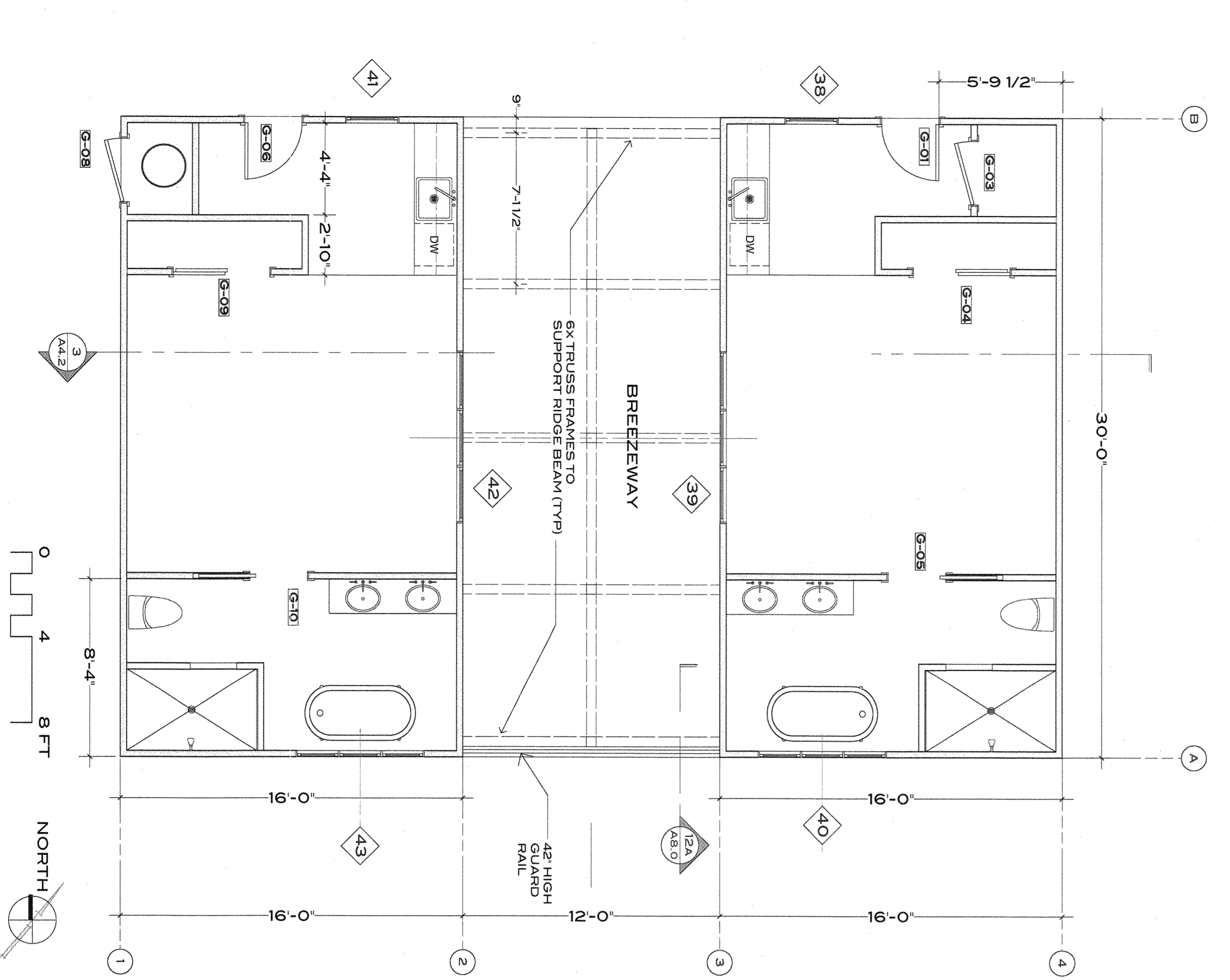


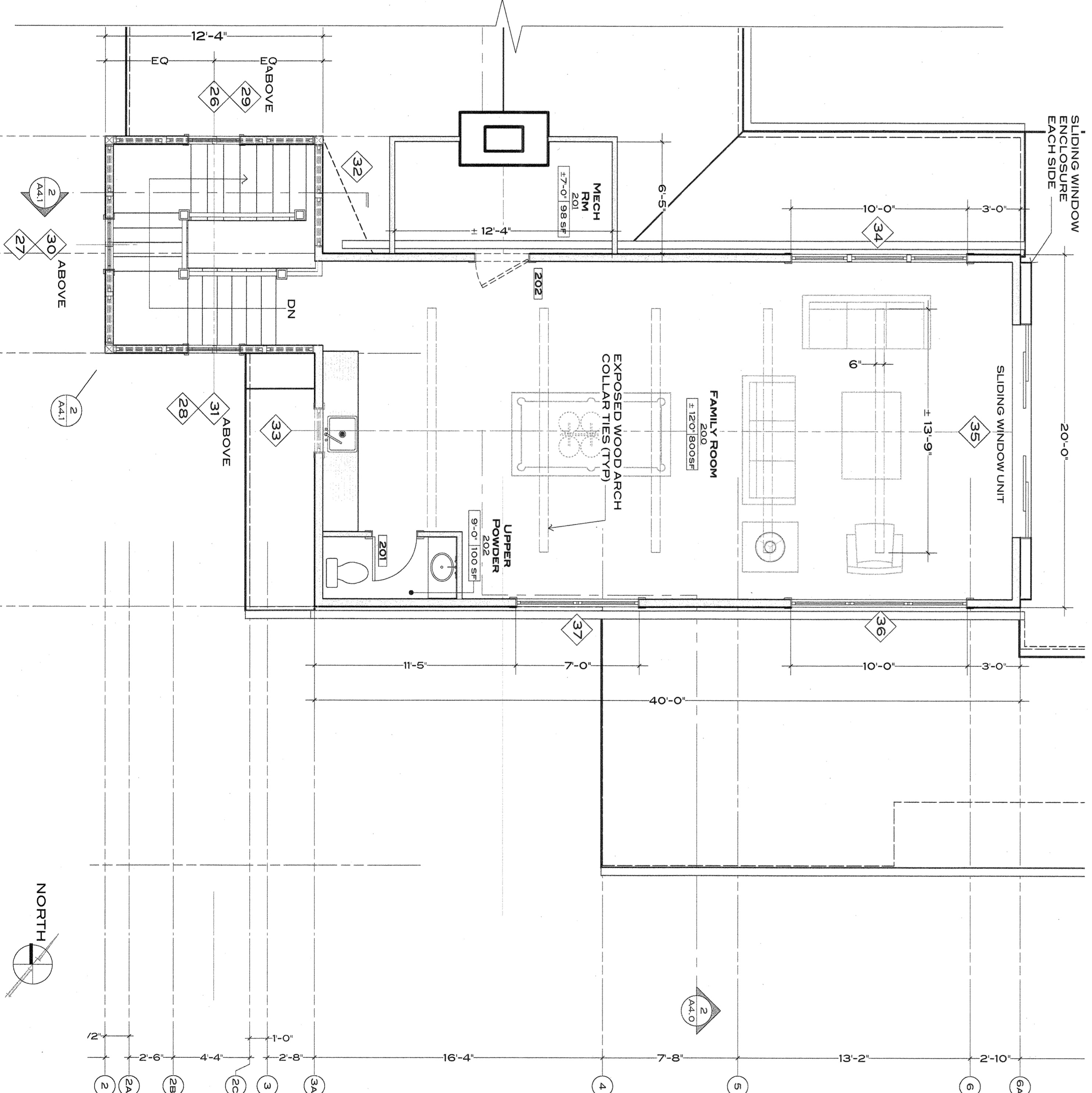
GARAGE UPPER FLOOR PLAN 4
1/4" = 1'-0"



GARAGE MAIN FLOOR PLAN 3
1/4" = 1'-0"



GUEST HOUSE FLOOR PLAN 2
1/4" = 1'-0"



UPPER FLOOR PLAN 1
1/4" = 1'-0"

FLOOR PLAN SHEET NOTES:

1. PROVIDE MOISTURE-RESISTANT FLOORING AND WALL FINISHES TO ALL BATHROOM AREAS. PROVIDE A 1/2\"/>
- 2. THE INTERMEDIATE RAILS SHALL BE SET WITH SPACING WHERE A 4\"/>
- 3. THE HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE STAIRS.

MECHANICAL & PLUMBING NOTES

1. PROVIDE R-3 OR BETTER INSULATION ON ALL PIPING. ISOLATE ALL PIPING WITH RUBBER GROMMETS. PROVIDE AN R-12 OR GREATER EXTERNAL BLANKET AROUND WATER HEATER.
2. VENTS & TERMINATION REQUIREMENTS:
 - A. TERMINATION LOCATIONS OF ALL FLUES AND VENTS TO BE MINIMUM 10'-0\"/>
 - B. DRYER VENT SHALL BE METAL CONSTRUCTION WITH SMOOTH INTERIOR SURFACES. TOTAL PATH SHALL BE LESS THAN 141 LF WITH TWO 90 DEGREE ELBOWS.
 - C. VENTS SHALL EXTEND ABOVE THE ROOF SURFACE, THROUGH A FLASHING, AND TERMINATE IN A LISTED VENT CAP IN ACCORDANCE WITH THE MANUFACTURER'S LISTING. CMC 80611
 - D. GAS VENTS SHALL TERMINATE A MINIMUM OF 12\"/>
 - E. VENT CONNECTORS SHALL BE TYPE 'B' WITH LISTED TRANSITION FITTINGS. CMC 8181.
 - F. MAINTAIN MINIMUM 1\"/>
3. ALL PLUMBING CLEANOUTS SHALL BE LOCATED WITHIN 20 FT. OF A CRAWLSPACE ACCESS POINT OR WILL BE RUN TO THE NEAREST OUTSIDE WALL.
4. PROVIDE APPROVED NON-REMOVABLE BACKFLOW PREVENTION DEVICES AT ALL NEW HOSEBIBS PER CPC SECTION 603.4.7.
5. IF A PRESSURE REGULATOR OR ANY DEVICE THAT PREVENTS PRESSURE RELIEF THROUGH THE BUILDING SUPPLY IS INSTALLED, AN EXPANSION TANK IS REQUIRED FOR THE WATER TANK.
6. WATER HEATER REQUIREMENTS:
 - A. PROVIDE A TEMPERATURE AND PRESSURE RELIEF VALVE AT EACH WALL OF THE BUILDING.
 - B. PROVIDE A MINIMUM OF 100 SQUARE INCHES OF COMBUSTION AIR AT THE TOP AND BOTTOM IN A COMPARTMENT.
 - C. INSULATE HOT WATER HEATER LINE TO 5'-0\"/>
 - F. PROVIDE WATER HEATER W/ PRESSURE TEMP RELIEF (PTR) VALVE AND DRAIN TO OUTSIDE W/ TERMINATION 8\"/>
 - G. VERIFY REQUIRED CLEARANCES PER WATER HEATER MANF.
7. PROVIDE SEISMIC STRAPPING AT WATER HEATER IF REOD.
8. ALL (N) TOILETS TO BE LOW-FLOW (1.9 GALLONS PER FLUSH).
9. ALL SHOWER VALVES MUST BE TEMPERATURE BALANCING OR THERMOSTATIC MIXING. VALVES SHALL BE ADJUSTED PER THE MANUFACTURER'S INSTRUCTIONS TO DELIVER A MAXIMUM OF 120 DEGREES F. (PER CPC 418.01)
10. ALL SHOWERHEADS SHALL NOT EXCEED 2.5 GPM PER CA ENERGY CODE
11. PROVIDE APPROVED AIRGAP FITTING ON DISCHARGE SIDE OF ALL DISHWASHERS. INSTALL LISTED AIRGAP WITH FLOOD LEVEL MARKING AT OR ABOVE FLOOD LEVEL OF SINK OR DRAINBOARD, WHICHEVER IS HIGHER PER CPC.
12. PROVIDE WATER HAMMER ARRESTING DEVICES IN CLOSE PROXIMITY TO ALL QUICK-ACTING PLUMBING VALVES PER CPC SECTION 609.10. IN THE STATE OF CALIFORNIA.
13. ALL PLUMBING EQUIPMENT SHALL BE APPROVED FOR INSTALLATION IN THE STATE OF CALIFORNIA.
14. ALL PLUMBING FIXTURES AT LOWER LEVEL WILL DRAIN BY GRAVITY TO THE PUBLIC SEWER. (PER CPC 709.01)
15. DWV IN ABS AND PVC IS LIMITED TO BUILDINGS WITH NO MORE THAN TWO STORES OF AREAS OF RESIDENTIAL ACCOMMODATION. (PER CPC 701.12.2 AND 903.131). NOTE: ALL DWV ON LOWER LEVEL SHALL BE CAST IRON OR DWV CV.
16. HAND SHOWER(S) SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE OR ASSEMBLY. (PER CPC 602 & 603)
17. THE WATER CLOSET STOOL SHALL BE LOCATED IN A CLEAR SPACE NOT LESS THAN 18\"/>
- 18. THE MAXIMUM HOT WATER TEMPERATURE DISCHARGING FROM THE BATHTUB OR WHIRLPOOL BATHTUB FILL SHALL BE LIMITED TO 120°F.